

Key: 612

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 630

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
LATSHAW ROBERT F JR & KATHLEEN H TRUSTEE THIRTY ONE GROVE LANE REALTY TRUST 19 BARON ROAD FRANKLIN, MA 02038		78-77-612	31 GROVE LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
LATSHAW ROBERT F JR & KAT		10/30/2023	F	100	36060-71	
LATSHAW ROBERT F JR		11/04/2016	QS	420,000	30064-80	
HUNT JARVIS III & KATHLEE		05/15/2002	QS	325,000	15162-179	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
996	11/07/2019	7	ALTERATIONS	128,000	12/10/2020	NF	100	100
813	09/08/2016	7	ALTERATIONS	800	04/24/2017	NF	100	100
992	12/03/2014	7	ALTERATIONS	65,000	06/12/2015	MW	100	100
648	08/18/2014	7	ALTERATIONS	15,600	06/12/2015	MW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	800,600	755,900
						DETACHED	4,500	4,500
						OTHER	0	0
						TOTAL	805,100	760,400

DETACHED

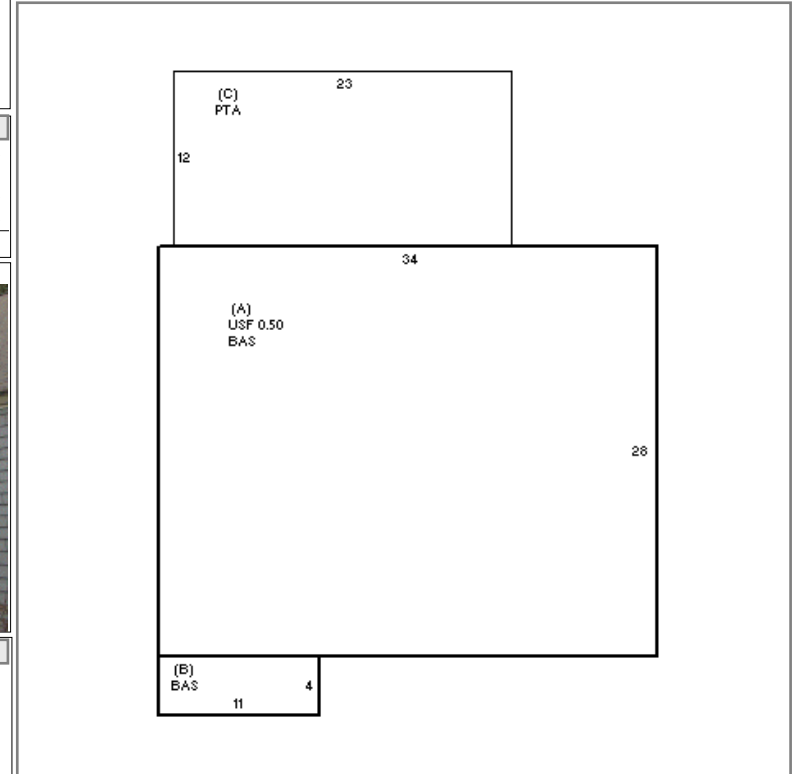
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGR	A	1.00 20 0.80	1CD-EXCLSV U	1974	1	5,638.30	4,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/24/2008	SAM
MODEL	10		CONDO RES	LIST	12/24/2008	EST
STYLE	1	1.00	TOWN HOUSE [100%]	REVIEW	1/20/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,472	DETAIL ADJ	2.222
\$NLA(RCN)	\$561	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	2.7	1.00	
FIXTURES	6	\$7,800	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	5	SEAPINES	2.20	+	BAS	L	BASE AREA	996	1974	550.73	548,530
STYLE	41	05-GROVE	1.00	A	USF	L	UPPER STORY	476	1974	550.73	262,149
VIEW/LOC	1	NONE	1.00	C	PTA	N	PATIO	276		12.90	3,560
HVAC	14	ELEC BB+AC	1.01								
END/MIDDLE	0		1.00								

TOTAL RCN	825,339
CONDITION ELEM	CD
INTERIOR	E
KITCHEN	V
BATHS	G
EXTERIOR	A
EFF.YR/AGE	2012 / 11
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$800,600